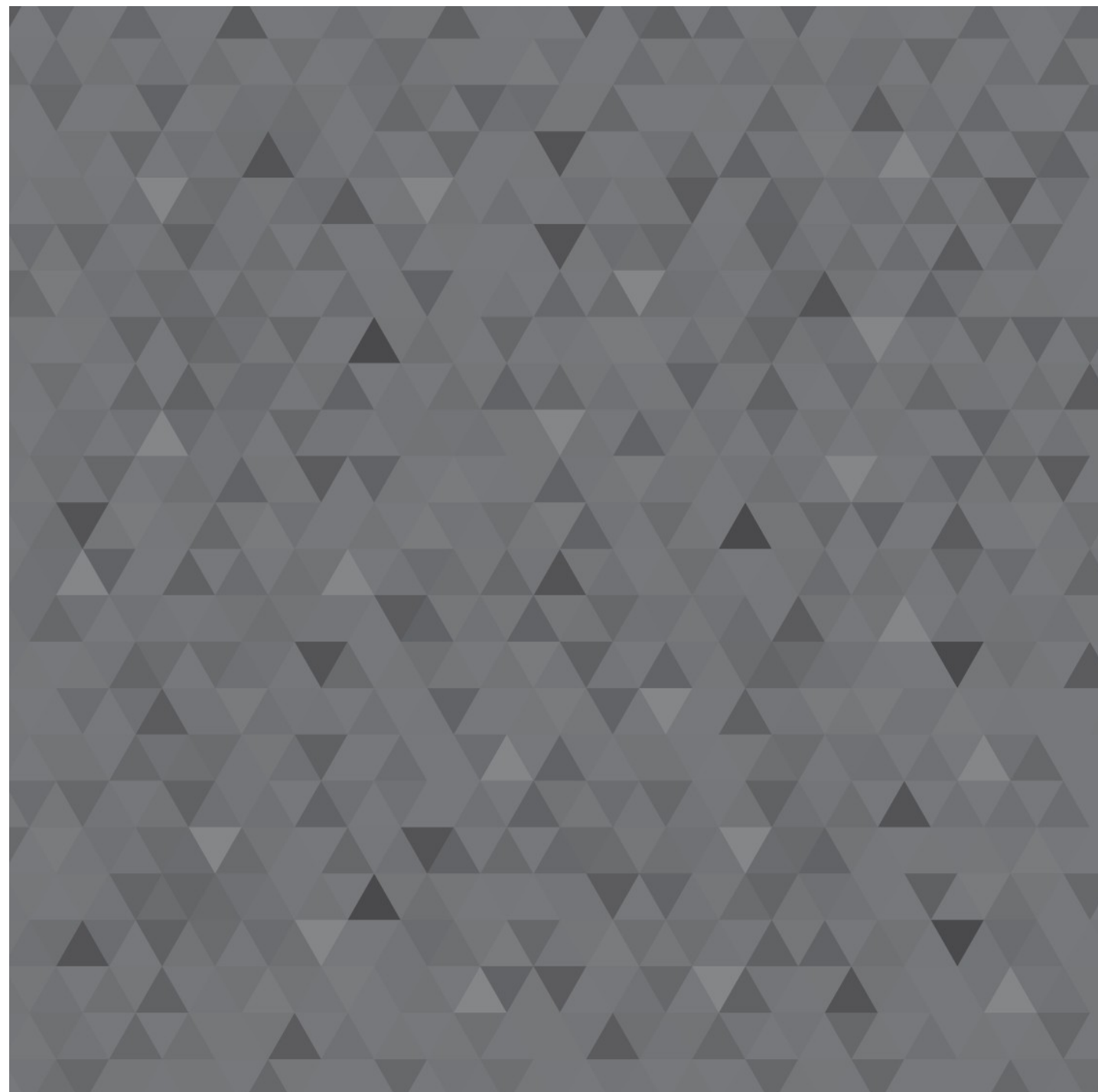




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£625,000

Pingle Wood Row, Station Road, Manea,
Cambridgeshire PE15 0FP



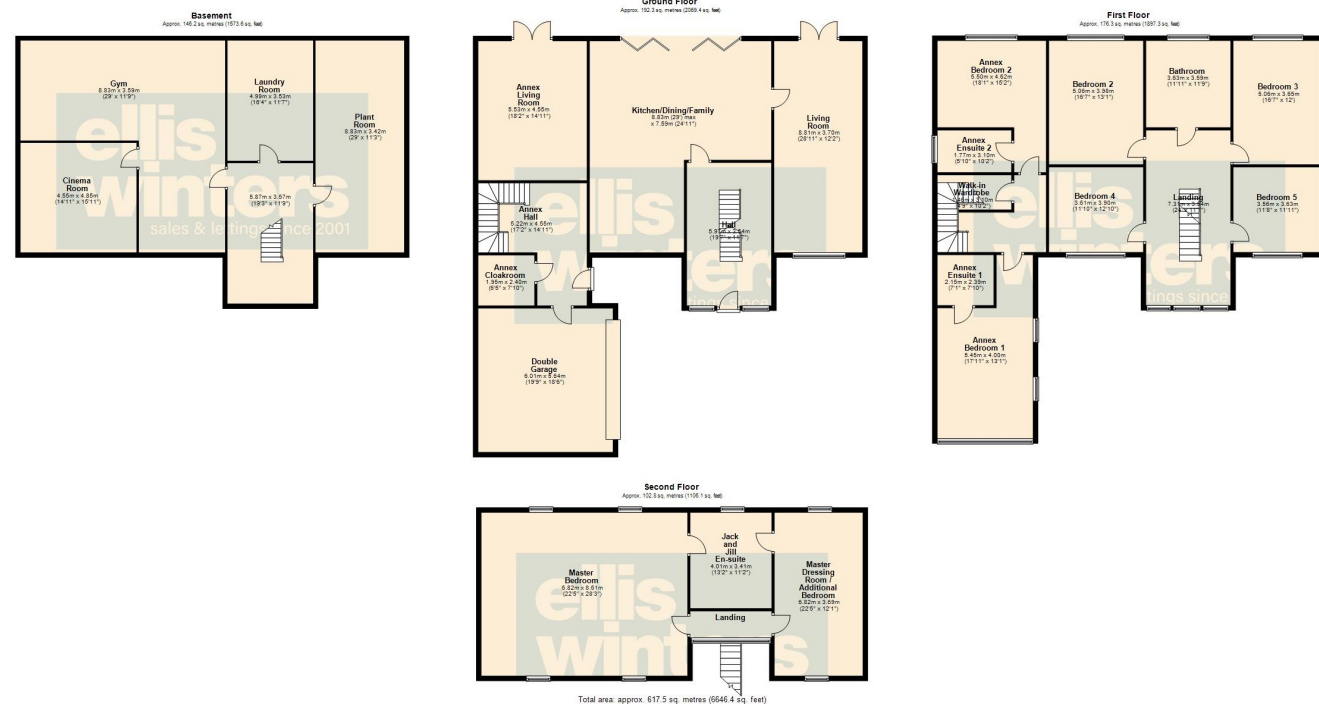
To arrange a viewing call us now on 01354 694900

Welcome to a truly exceptional property, perfectly designed for multi-generational living! This impressive residence features a generous FIVE-BEDROOM family home complemented by a TWO-BEDROOM ANNEX, providing ample space for the entire family and visiting guests. The main house boasts a bright and airy kitchen/dining/family room, adorned with BI-FOLD DOORS that seamlessly connect to the lovely garden, along with a spacious living room and five to six inviting DOUBLE BEDROOMS, including an EN-SUITE and a family bathroom for convenience. The annex is thoughtfully designed, offering access to the main house's kitchen while featuring its own expansive living room and two large bedrooms, each equipped with en-suite bathrooms. Step outside to discover a beautifully LANDSCAPED REAR GARDEN with stunning field views, perfect for outdoor relaxation. AMPLE PARKING is available at the front, along with a DOUBLE GARAGE for added convenience. To top it all off, the property includes a fantastic basement that houses a cinema room, gym, and laundry—truly the complete family package! Don't miss this opportunity to make this extraordinary home yours!

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GROUND FLOOR

Hall
Stairs rising up to first floor and down to basement.

Kitchen/Dining/Family
8.83m (29') max. x 7.59m (24'11")
Fitted with a matching range of wall and base units housing side by side double electric ovens, integrated full size fridge and freezer plus dishwasher, island housing induction hob with extractor over, wooden worktops, tiled floor and bi-fold doors leading out to garden.

Living Room
8.81m (28'11") x 3.70m (12'2")
Window to front, double door to rear leading
onto decked patio.

FIRST FLOOR

Galleried Landing
Floor to ceiling windows to front.

Bedroom 2
5.06m (16'7") x 3.98m (13'1")
Window to rear.

Bedroom 3
5.06m (16'7") x 3.65m (12')
Window to rear.

Bedroom 4
3.90m (12'10") x 3.61m (11'10")
Window to front.

Bedroom 5
3.63m (11'11") x 3.56m (11'8")
Window to front.

Bathroom
3.63m (11'11") x 3.59m (11'9")
Fitted with a freestanding bath, double open
ended shower cubicle with rainwater head,
double basins set within vanity unit,,
matching wall mounted storage units.
Window to rear.

SECOND FLOOR

Master Bedroom
8.61m (28'3") x 6.82m (22'5")
Velux windows to both front and rear, sloping
ceiling.

Jack and Jill En-suite
Freestanding spa bath, double open ended
shower cubicle with rainwater head, double
hand wash basin set with vanity unit, towel
rail, Velux window to rear.

Master Dressing Room / Additional Bedroom
6.82m (22'5") x 3.69m (12'1")
Velux windows to both front and rear, sloping
ceiling.

ANNEX GROUND FLOOR

Annex Hall
5.22m (17'2") x 4.55m (14'11")
Stairs rising to first floor, access into double garage.

Annex Living Room
5.53m (18'2") x 4.55m (14'11")
Double doors leading out to rear garden.

Annex Cloakroom
2.40m (7'10") x 1.95m (6'5")
Fitted with a low level wc and hand wash basin.

Annex Bedroom 1
5.45m (17'11") x 4.00m (13'1")
Floor to ceiling windows at front, windows at side.

Annex Ensuite
1 2.39m (7'10") x 2.15m (7'1")
Fitted with a double shower cubicle with
rainwater head, wash hand basin set in
vanity unit, low level wc.

Annex Bedroom 2
5.50m (18'1") x 4.62m (15'2")
Window to rear.

Annex Ensuite 2
3.10m (10'2") x 1.77m (5'10")
Fitted with a double shower cubicle with
rainwater head, level wc and hand wash
basin set within vanity unit. Window to side.

Walk-in Wardrobe
Hanging rail.

BASEMENT

Plant Room
8.83m (29') x 3.42m (11'3")

Laundry Room
4.99m (16'4") x 3.53m (11'7")
Fitted with a matching range of wall and base units with plumbing for washing machine and space for tumble drier. There is a laundry chute from the kitchen down into this room.

Gym
8.83m (29') x 3.59m (11'9")

Cinema Room
4.85m (15'11") x 4.55m (14'11")

OUTSIDE

The front of the property is accessed via a shared driveway and leads to ample off road parking for this property.

The Double Garage 6.01m (19'9") x 5.64m (18'6") has electric roller door, power and light.

To the rear, the property has extensive decked patio area with the remainder laid to lawn. There is a chicken coup at the bottom of the garden.

Tenure Freehold
Fenland District Council Tax Band G
Energy rating B

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

